

# Hoffman Business Center



## FOR LEASE

3580-3590 Hoffman Rd E  
Vadnais Heights, MN

### MIKE BRASS

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## Key Features/Highlights

- › 22,500 square foot building
- › Dock and drive-in loading
- › Built in 1990
- › Ample parking spaces
- › Landscaping



## FOR LEASE > Office/Warehouse Space

Property Address:	3580-3590 Hoffman Road E, Vadnais Heights	
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Site Specs:	Building SF:	22,500 SF
Loading:	Suite 3580:	Shared dock *ability to add (1) one dock
	Suite 3582:	Shared dock
	Suite 3586:	Shared dock & drive-in
	Suite 3588:	Dock

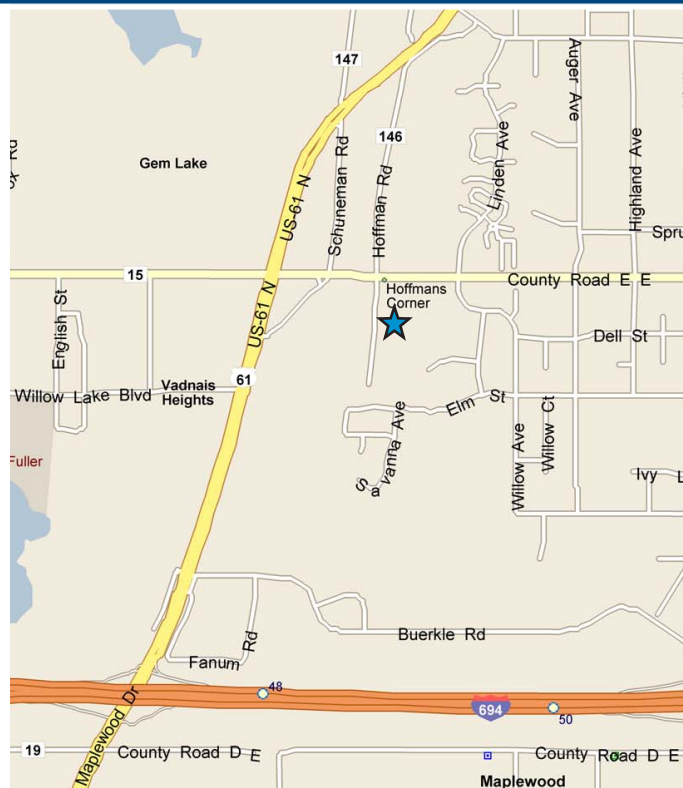
Net Rental Rates: Office: \$8.50 PSF

Warehouse: \$4.50 PSF

	Tax:	\$1.75 PSF
2017 Est. CAM & Tax:	CAM:	\$2.20 PSF
	Total:	\$3.95 PSF

Utilities: Tenant will be metered and billed separately for gas and electric

Suite	Total SF	Office SF Wshe SF	Total Base per Month	Est. CAM & Tax	Total per Month
3580	3,750	1,140 2,610	\$1,786	\$1,234	\$3,020
3582	3,750	725 3,025	\$1,648	\$1,234	\$2,882
3586	3,750	677 3,073	\$1,632	\$1,234	\$2,866
3588	3,750	841 2,909	\$1,687	\$1,234	\$2,921
3580 & 3582	7,500	1,865 5,635	\$3,434	\$2,469	\$5,903
3586 & 3588	7,500	1,518 5,982	\$3,319	\$2,469	\$5,787



## Contact Info

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### COLLIERS INTERNATIONAL

5985 Rice Creek Parkway

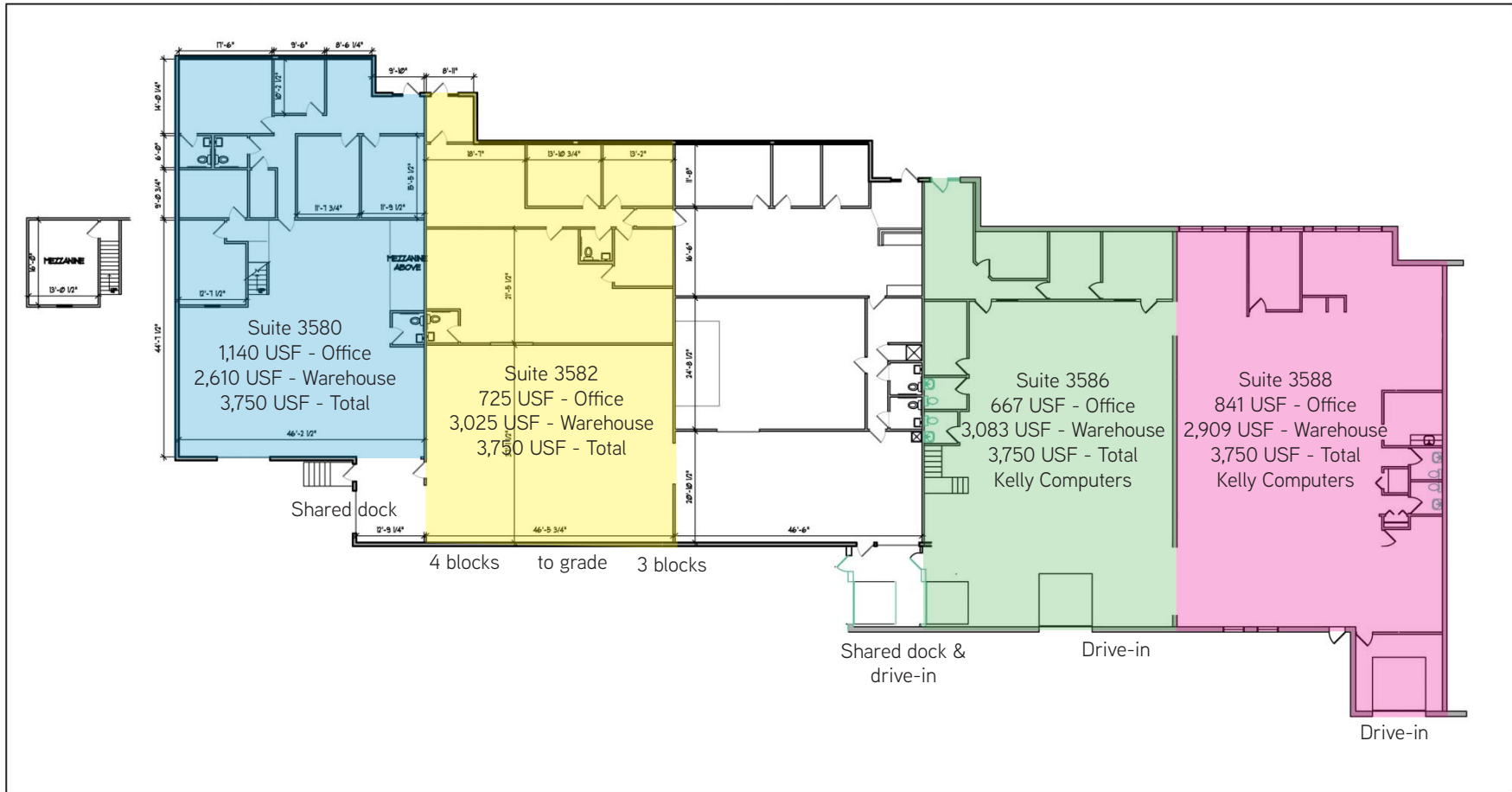
Suite 105

Shoreview, MN 55126

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Vadnais Heights, MN



## HOFFMAN BUSINESS CENTER

3580-3590-HOFFMAN ROAD E  
Vadnais Heights, MN



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02/08/2016

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